

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

APRIL 2011

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Average House Prices On The Rise

DURHAM REGION, May 6, 2011 – The resale housing market in Durham Region remained stable through April with 949 sales through the Multiple Listing Service®, a reduction of 3.26% from March's 981 and reflects a further drop from the record high of 1185 sales in April of 2010. President of the Durham Region Association of REALTOS®, Dierdre Mullen commented that "This number is only slightly lower than the 5 year average of sales for the month of April".

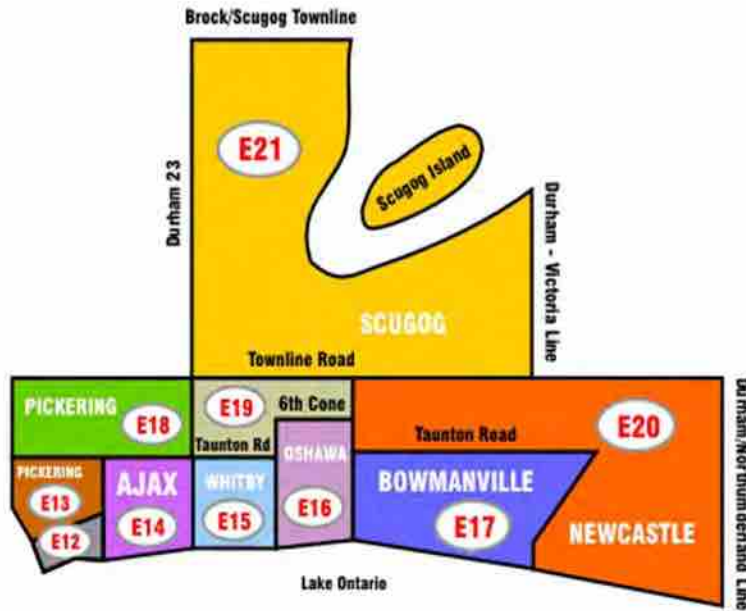
The good news for home owners/sellers is that the average price in April was \$321,042 up 6.4% from \$301,668 in March and also is a full 5.4% higher than April, 2010's \$304,436.

The number of available listings on the MLS® system continues to rise, offering a total of 2033 homes for sales, up 6.3% from 1912 last month but down 16% from 2426 on the system at the same time as last year.

"While the spring market has been slow developing, now that the Federal election is over and weather conditions are improving we expect sales to remain balanced through the spring", said President Mullen.

Durham REALTORS®, We Work Where You Live. To contact a local Durham Association REALTOR® for more specific and local housing statistics or search for a weekend open house or listings in your neighbourhood, please visit www.DurhamRealEstate.org.





OVERVIEW

The Durham MLS® Statistics provided are compiled by the Durham Region Association of REALTORS® and are based on total home sales. The statistics reflect selling prices for various property types within the Durham Region. The map (shown left) identifies the location of each area specified in the table below. These statistics are for information purposes only.

AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

AREA	NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
E12	South Pickering	315,556	361,615	--	195,667	--	--	196,000
E13	North Pickering	398,027	479,383	322,269	246,111	250,238	288,500	282,000
E14	Ajax	347,482	389,904	311,369	246,782	189,850	283,400	288,444
E15	Whitby	324,570	373,520	253,290	192,325	237,478	289,717	267,175
E16	Oshawa	264,446	289,254	190,608	138,153	304,633	205,000	211,646
E17	Bowmanville/Courtice	265,540	291,655	206,250	163,750	156,833	239,276	214,256
E18	Whitevale,Claremont	607,667	607,667	--	--	--	--	--
E19	North Whitby/ North Oshawa	386,635	406,123	--	296,000	--	325,417	281,875
E20	Newcastle	313,161	313,161	--	--	--	--	--
E21	Scugog	363,657	363,657	--	--	--	--	--



LEGEND	
TA/M	Total Active
YTD	Year to Date (accumulation of new listings to date)
PYTD	Past Year to Date (accumulation of listings to date for previous year)
%+/-	Year Over Year Percentage Differential

NUMBER OF LISTINGS

AREA	NEW	TA	YTD	PYTD	% + / -
E12	39	43	126	162	-22.2%
E13	155	157	531	708	-25.0%
E14	309	326	1009	1249	-19.2%
E15	262	275	950	1102	-13.8%
E16	417	606	1530	1730	-11.6%
E17	200	256	731	818	-10.6%
E18	8	19	30	56	-46.4%
E19	94	89	258	306	-15.7%
E20	50	116	190	228	-16.7%
E21	67	146	234	310	-24.5%
TOTAL	1601	2033	5589	6669	-16.2%

NUMBER OF SALES

AREA	NEW	YTD	PYTD	% + / -
E12	18	69	87	-20.7%
E13	109	331	383	-13.6%
E14	175	592	715	-17.2%
E15	183	561	635	-11.7%
E16	229	796	883	-9.9%
E17	127	388	474	-18.1%
E18	6	16	16	0.0%
E19	56	133	165	-19.4%
E20	18	61	86	-29.1%
E21	28	92	136	-32.4%
TOTAL	949	3039	3580	-15.1%



DOLLAR VOLUME (\$)

AREA	NEW	YTD	PYTD	% +/-
E12	5,680,000	23,217,955	27,066,333	-14.2%
E13	43,384,933	118,385,800	133,953,073	-11.6%
E14	60,809,289	202,627,227	238,266,710	-15.0%
E15	59,396,250	178,740,700	202,106,798	-11.6%
E16	60,558,195	195,896,408	203,409,895	-3.7%
E17	33,723,518	101,855,906	122,484,658	-16.8%
E18	3,646,000	11,959,300	9,281,400	28.9%
E19	21,651,550	50,536,600	62,473,769	-19.1%
E20	5,636,900	18,821,000	26,251,700	-28.3%
E21	10,182,400	31,878,959	44,365,235	-28.1%
TOTAL	304,669,035	933,919,855	1,069,659,571	-12.7%

AVERAGE SELLING PRICE (\$)

AREA	NEW	YTD	PYTD	% +/-
E12	315,556	336,492	311,107	8.2%
E13	398,027	357,661	349,747	2.3%
E14	347,482	342,276	333,240	2.7%
E15	324,570	318,611	318,278	0.1%
E16	264,446	246,101	230,362	6.8%
E17	265,540	262,515	258,406	1.6%
E18	607,667	747,456	580,088	28.9%
E19	386,635	379,974	378,629	0.4%
E20	313,161	308,541	305,252	1.1%
E21	363,657	346,510	326,215	6.2%
TOTAL	321,042	307,312	298,788	2.9%

